

**NOTICE OF PUBLIC HEARING  
CITY OF REDMOND**

**Bear Creek Design District 1 Zoning Code Amendment – LAND-2017-00476**

The City of Redmond Planning Commission will hold a Public Hearing in the **Council Chambers, 15670 NE 85<sup>th</sup> Street, Redmond, Washington** on **June 14, 2017, at 7:00 p.m.** or as soon thereafter as possible, on a proposed Zoning Code amendment for the Bear Creek Design District 1.

**SUBJECT:** Brick Road Holdings, LLC has proposed a Redmond Zoning Code (RZC) amendment for the Bear Creek Design District 1 (BCDD1). Currently the BCDD1 allows that any development must conform to a previously approved site plan and limits multifamily development to persons who are 55 years of age or older. Among the applicant's requested amendments are to allow non-age specific multifamily residential development in the BCDD1 zone, limit the number of dwelling units allowed, reduce allowed building height, modify some of the development standards, provide additional flexibility in site planning and establish additional requirements for site improvements and transportation mitigation.

The Bear Creek Design District was created in 2007 for the purpose of preserving the majority of environmentally sensitive area for wetland protection and enhancement (approximately 126 acres) which has occurred through the establishment of a wetland mitigation bank; and clustering development in the upland portion of approximately nine acres, which constitutes BCDD1. The current zoning in the BCDD1 allows only senior adult residential development for persons 55 and older and conformance with a 2007 site plan.

The Technical Committee recommendation is to amend the Zoning Code generally as proposed by the applicant with some modifications.

The relevant section of the RZC is 21.14.070 Bear Creek Design District.

**REQUESTED ACTION:** Planning Commission recommendation on the proposed Zoning Code amendment to the City Council.

All persons are invited to comment in person at the hearing, or in writing prior to the hearing, to the Planning Department at City Hall, P.O. Box 97010, Redmond, Washington, 98073-9710. Telephone number: (425) 556-2440, Fax Number: (425) 556-4242, or e-mail [planningcommission@redmond.gov](mailto:planningcommission@redmond.gov).

**Contact Sarah Stiteler (425-556-2469, [sstiteler@redmond.gov](mailto:sstiteler@redmond.gov)) for more information.**

A copy of the proposal will be available no later than May 19, 2017 from the Planning Department, 4<sup>th</sup> Floor of City Hall and on the City's web site at [www.redmond.gov/planningcommission](http://www.redmond.gov/planningcommission)

If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.

**LEGAL NOTICE:** May 24, 2017